



Planning & Zoning Board Regular Meeting

Agenda

September 2, 2025 @ 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Approval of Minutes**

- a. Minutes of August 5, 2025. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. SPR #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested to table this item until next month, October 7, 2025.** 1 minute
- b. SPR #25-10. Request of Dillon Muto with Floridian Custom Homes for approval to construct a new, two-story, 4,721 square-foot, single-family home located at 425 Alberta Drive on Lake Osceola, zoned R-1AAA. 10 minutes
- c. CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building and additional parking. 30 minutes

5. Action Items**6. Non-Action Items****7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**



Planning & Zoning Board

agenda item 2.a

item type

Approval of Minutes

meeting date

September 2, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Minutes of August 5, 2025.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

August 5, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

David Bornstein

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Johnson called the meeting to order at 5:00 p.m.

2. Consent Agenda

- a. Approve the minutes of July 1, 2025.

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, to approve the July 1, 2025 regular meeting minutes.

The motion carried unanimously by a 6-0 vote. (David Bornstein was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. SPR #25-11. Request of Ovi Nasui with OVN Development for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that one specimen tree on the

driveway side of the home was requested for removal. He also noted that the lot is constraining with a significant front setback, so there's not much room for an adequate pool and pool deck. He explained that the applicant pushed the proposed home 10 feet forward to create room between the 50-foot setback and the lakefront for a pool and pool deck. He then indicated that the views from the lake as well as neighbor views would not be negatively impacted. Mr. Lewis went on to note that staff had received comments from the neighbor to the east but no comments from the neighbor to the west of the property. He then noted that the neighbor to the east wanted to ensure that the existing vegetation buffer stays in place. He also indicated that the swale retention areas proposed along the lake frontage and sides of the lot meet code requirements.

Staff recommendation was for approval with the following conditions:

- That the specimen tree designated for removal be fully mitigated through Urban Forestry's Tree Removal Permit process; and
- That the existing vegetation buffer, inclusive of the podocarpus and birds-of-paradise along the eastern property line, remain or be removed and replaced upon agreement between both properties adjacent to the shared property line.

The Board discussed the consequences for the applicant if the vegetation buffer is not maintained, what would happen if the neighbors are not able to come to an agreement on any replacement of the buffer, clarification of why certain trees on the property were or would be removed, whether there should be compensation or mitigation for the trees that are to be removed, whether the artificial turf noted on the site plan would be considered permeable, the rationale for the 10-foot encroachment on the front setback, whether there is a uniform front setback line, whether the proposed retaining wall would impact the existing vegetative buffer, clarification of the direction that the property grades would be shifted, and bringing the tree protection barriers into compliance.

The applicant, Ovi Nasul at 521 Minnehaha Road, Maitland, FL 32751 addressed the Board. Mr. Nasul noted that he intended to keep the existing vegetative buffer and also plant a barrier of podocarpus on the west side of the property. He also indicated that he would be adding four more oak trees on the property. Mr. Nasul then confirmed that one twelve-inch oak tree was removed with a permit.

A brief discussion ensued about conditions for line of sight regarding vegetation, the possibility of documenting an agreement regarding the vegetative buffer, and whether a hardship exists to warrant the request for the front setback variance.

The Board heard public comment from the following resident in favor of the request:

Madalene Milano of 1461 Grove Terrace, Winter Park, FL 32789.

No one else from the public wished to speak. The public hearing was closed.

Motion made by Alex Stringfellow, seconded by Bill Segal, for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, zoned R-1AAA, with the following conditions:

- **That the specimen tree designated for removal be fully mitigated through Urban Forestry's Tree Removal Permit process;**
- **That tree barriers satisfying Urban Forestry requirements be erected around any protected trees on the subject property and within the right-of-way throughout construction; and**
- **That the existing vegetation buffer, inclusive of the podocarpus and birds-of-paradise along the eastern property line, remain or be removed and replaced upon agreement between both properties adjacent to the shared property line.**

The motion carried unanimously by a 6-0 vote. (David Bornstein was absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:00 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Planning & Zoning Board

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

September 2, 2025

prepared by

Corinna Lundgren, Planner I

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested to table this item until next month, October 7, 2025.**

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None



Planning & Zoning Board

agenda item 4.b

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

September 2, 2025

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-10. Request of Dillon Muto with Floridian Custom Homes for approval to construct a new, two-story, 4,721 square-foot, single-family home located at 425 Alberta Drive on Lake Osceola, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Dillon Muto with Floridian Custom Homes, on behalf of the homeowners, is requesting approval to construct a new, two-story, 4,721 square-foot home located at 425 Alberta Drive on Lake Osceola. The property is zoned R-1AAA, and the unsubmerged portion of the property is 12,685 square feet in size. The proposed impervious lot coverage of 5,237 square feet is 41.3% of the total lot, which is below the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet is 35% of the lot area, or 5,000 square feet, whichever is greater. The applicant proposes a 4,721 square-foot home, which is below the maximum 5,000 square feet, meeting this requirement.

Lakefront Review Criteria:**Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. The 48-inch caliper cypress in the rear of the lot is the only protected species tree on site and is being preserved.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of 3 feet in height. This plan complies with that provision. The lot has a challenging

slope, and the applicant has stepped the pool deck down to be at grade with the basement level. Due to the limited area between the house setback and the 50-foot line, a small portion of the pool deck is located within the 50-foot setback line, but this area is less than the 5% impervious area within the 50-foot setback line that the code allows.

Traditional Views of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of neighbors.

The required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, there is only one neighbor, so the average of 82 feet is derived from the sole neighbor to the northeast. The neighboring parcel to the southwest is a city-owned park parcel. Factoring in the required front and lakefront setbacks, there is only about 17 feet of depth for the building pad on the northeastern side and 31 feet of depth on the southwestern side.

The applicant is requesting a 10-foot encroachment for a front setback of 35 feet and a lakefront setback of 54.5 feet. The only neighbor has a 38-foot front setback, putting the structures roughly in line from the street. Additionally, the previous structure on the subject property had a lakefront setback of roughly 60 feet. Based on the curvature of the lot, the proposed setback of 54.5 feet is in line with the previous 60-foot setback since the measurement is taken from the closest portion of the structure to the closest point along the normal high-water line. The lake curvature also pushes out, giving the neighbor 14 feet of additional depth than the subject property. Measured from the same point, the neighboring structure would have a 68-foot setback.

Finally, the applicant, at the request of staff, has shifted the plans towards the city-owned parcel, so in lieu of a 12-foot first floor, the structure has a 7.5-foot first-floor side setback on the park side and a 14.3-foot first-floor side setback on the neighbor's side at the closest corner. This allows the room to safely pull in and out of the basement level garage and puts the two structures over 50 feet apart, ensuring no neighbor view issues. It is worth noting that the previous side setbacks were on average 5.5 feet to both floors on the park side and on average 4 feet to the first floor on the neighbor side. Looking at all of these conditions together, staff does not believe that any traditional view of the neighbor would be infringed based on the applicant's proposal.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing a large dwale retention area in the lakefront yard, two other ponds located in the front yards, and retaining walls along the property lines to meet the required stormwater storage.

Summary

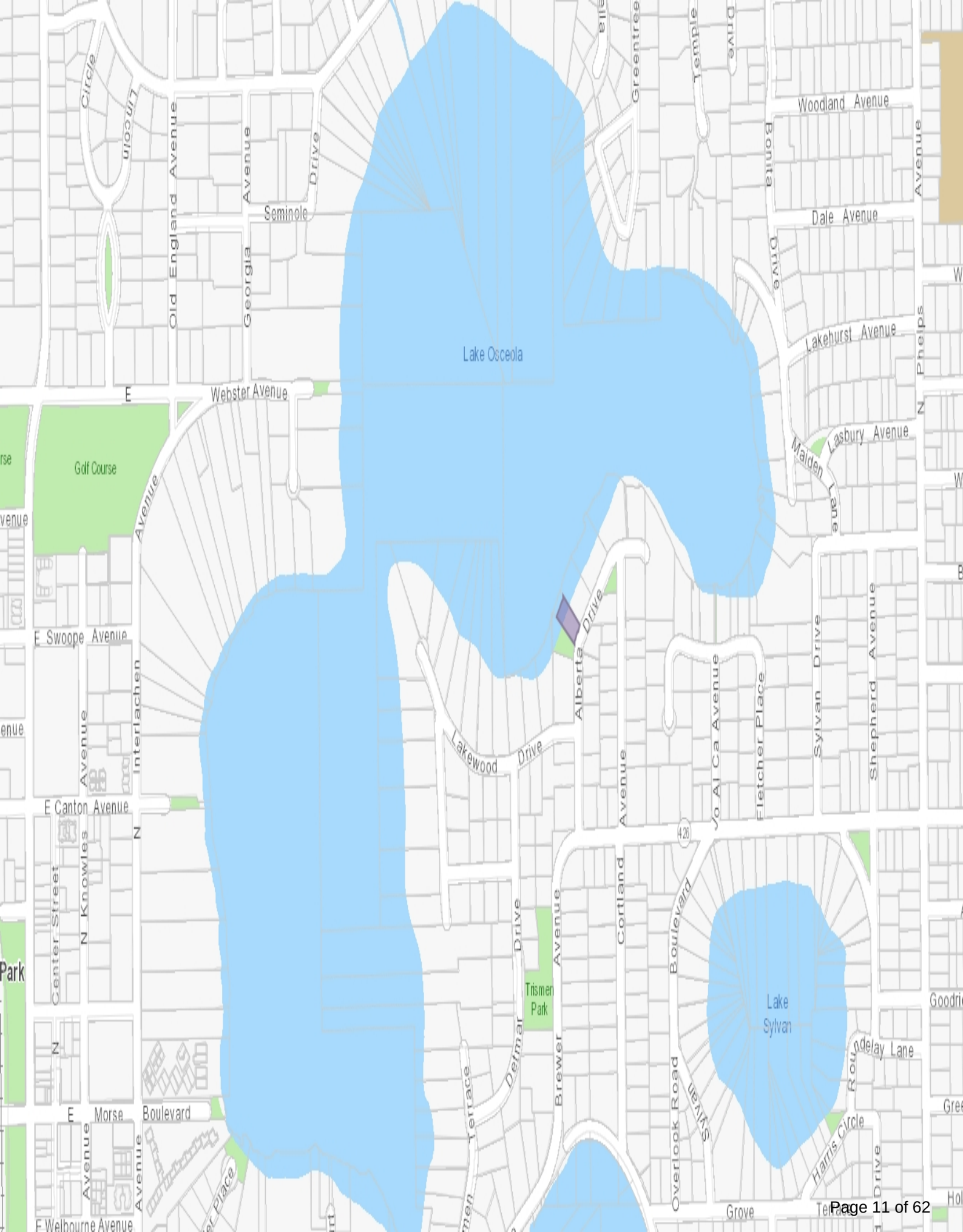
Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 425 Alberta Drive - Area Map
2. 425 Alberta Drive - Aerial Map
3. 425 Alberta Drive - Survey
4. 425 Alberta Drive - Plan Set
5. 425 Alberta Drive - Narrative





ALBERTA DRIVE

CORTLAND AVENUE

ALBERTA DRIVE

Boundary Survey

Legal Description:

LOT 13, AND THE SOUTH ½ OF LOT 12, BLOCK C, OF OSCEOLA SUMMIT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 34, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

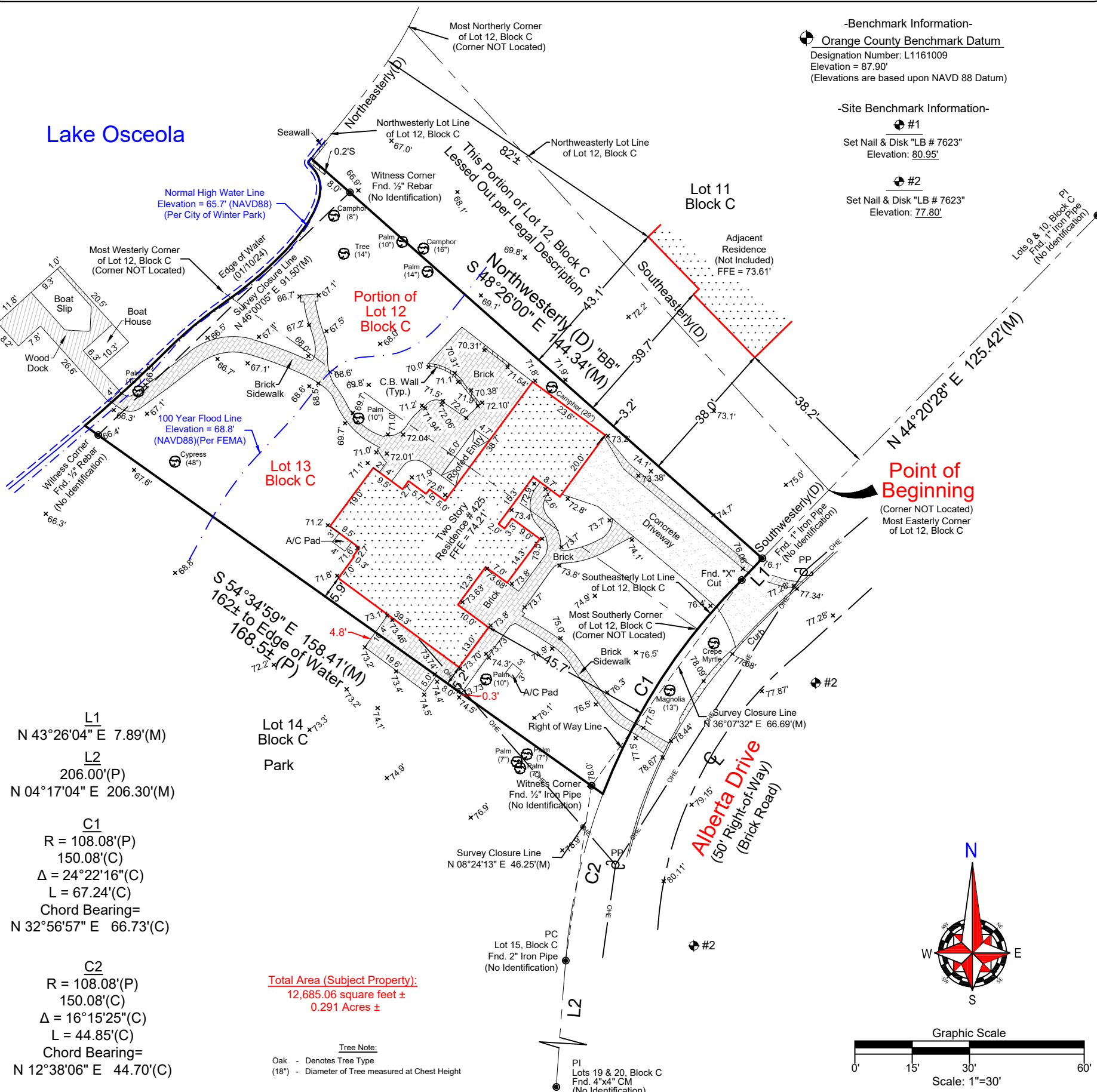
ALL OF LOT 13 AND LOT 12, LESS THAT PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 12, THENCE RUN SOUTHWESTERLY ALONG THE SOUTHEASTERLY LOT LINE OF SAID LOT 12 AND THE RIGHT OF WAY OF ALBERTA DRIVE TO A POINT MIDWAY BETWEEN THE MOST EASTERLY CORNER OF SAID LOT 12 AND THE MOST SOUTHERLY CORNER OF SAID LOT 12 ON THE SOUTHEASTERLY LOT LINE OF SAID LOT 12; THENCE RUN NORTHWESTERLY IN A STRAIGHT LINE TO A POINT MIDWAY BETWEEN THE MOST WESTERLY CORNER AND THE MOST NORTHERLY CORNER OF SAID LOT 12 ON THE NORTHWESTERLY LOT LINE OF SAID LOT 12; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 12 TO THE MOST NORTHERLY CORNER OF SAID LOT 12; THENCE RUN SOUTHEASTERLY ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 12 TO THE POINT OF BEGINNING;

ALL LYING IN BLOCK C, OSCEOLA SUMMIT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 34, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/AE/X500 (WITH A BASE FLOOD ELEVATION OF 68.8). THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 03/07/2014.

CERTIFIED TO:



L1
N 43°26'04" E 7.89'(M)
L2
206.00'(P)
N 04°17'04" E 206.30'(M)

C1
R = 108.08'(P)
150.08'(C)
Δ = 24°22'16"(C)
L = 67.24'(C)
Chord Bearing=
N 32°56'57" E 66.73'(C)

C2
R = 108.08'(P)
150.08'(C)
Δ = 16°15'25"(C)
L = 44.85'(C)
Chord Bearing=
N 12°38'06" E 44.70'(C)

Total Area (Subject Property):
12,685.06 square feet ±
0.291 Acres ±

Tree Note:
Oak - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Field Date: 01/10/24		Date Completed: 01/15/24		-Notes-		Revisions		I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.  Patrick K. Ireland, PSM 6637, LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165	
Drawn By: SP		File Number: IS-32817		>Survey is Based upon the Legal Description Supplied by Client.		Update Survey - 01/15/24 - AWW			
-Legend-				>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.		Added Adjacent Building Ties - 07/29/24 - AWW			
C - Calculated	PC - Point of Curvature			>Subject to any Easements and/or Restrictions of Record.		Added Lot Area - 01/23/25 - AWW			
CB - Centerline	Pg. - Page			>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".					
CM - Concrete Block	PI - Point of Intersection			>Building Ties are NOT to be used to reconstruct Property Lines.					
Conc. - Concrete Monument	P.O.B. - Point of Beginning			>Fence Ownership is NOT determined.					
D - Description	P.O.L. - Point on Line			>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.					
DE - Drainage Easement	PP - Power Pole			>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.					
Esmt. - Easement	PRM - Permanent Reference Monument			>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.					
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency			>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.					
FFE - Finished Floor Elevation	R - Radius								
Fnd. - Found	Rad. - Radial								
IP - Iron Pipe	R&C - Rebar & Cap								
L - Length (Arc)	Rec. - Recovered								
M - Measured	Rfd. - Roofed								
N&D - Nail & Disk	Set - Set ½" Rebar & Cap "LB 7623"								
N.R. - Non-Radial	Typ. - Typical								
ORB - Official Records Book	UE - Utility Easement								
P - Plat	WM - Water Meter								
P.B. - Plat Book	Δ - Delta (Central Angle)								
□ - Wood Fence	—O— - Chain Link Fence								





SCALE: 1/4" = 1'-0"



2 rear elevation
SCALE: 1/4" = 1'-0"



1 front elevation
SCALE: 1/4" = 1'-0"



Narrative: The owners of 425 Alberta Drive are requesting variances for the following: 35'-0" front setback, 54'-7" rear setback, and 7'-6" left side setback. The hardships presented are primarily due to the lot's shape, which has been significantly impacted by erosion compared to the neighboring lot/s. When using compliant setbacks, the build window along the southern property line is 17' in depth, and 31' along the north. This creates a trapezoidal footprint of approximately 1,353 square feet. If the garage footprint is subtracted from the total, the maximum conditioned square footage of the first floor is 743, which makes the lot virtually unusable for most buyers.

Front Setback: The proposed front setback of 35' is commensurate with the neighbors along Alberta Drive, which range between 34'-38' feet. The existing home's setback of 45.7' is much larger than that of adjacent houses. If this front setback were used in conjunction with the required rear setback, the average depth of the build-to-window would be 24', which is dramatically more restrictive than other homes.

Rear Setback: To achieve a more conventional build-to-window depth, the proposed rear setback is set at 54'-7". This is 5' closer than the existing; however, the northern side setback of the existing was 2'-3", while the proposed side setback at the NW corner is 22'-8". The resulting footprint creates greater separation between homes and helps to preserve meaningful views of the water.

Side Setback: The side setback along the southern property line is set to 7'-6" in an effort to provide a driveway along the northern lot line. Doing so allows the garage to sit below the primary floor and provides a side entry garage, similar to the neighbors'. This also hides the garage doors from view. Furthermore, the lot to the south is a small city park, which will not be negatively impacted by the smaller side setback.

Matthew C. Johnson, AIA
Senior Project Architect
Winter Park Design, Inc.
151 Circle Drive
Maitland, FL 32751
P 407.644.8993
C 407.733.7550



Planning & Zoning Board

agenda item 4.c

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

September 2, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building and additional parking.

motion | recommendation

Staff recommendation is for approval of this request with several conditions to help mitigate neighborhood concerns:

1. The southern curb-cut on Via Tuscany shall be modified to an entrance-only access.
2. The eight (8) foot podocarpus hedge shall be maintained and replaced as needed along the Via Tuscany frontage along with a six (6) foot acoustic barrier behind the hedge.
3. WPRC shall not increase its membership as part of this request.
4. Hours of operation of the new building be limited to 7:00 a.m. to 8:00 p.m. daily, including deliveries.
5. No new lighting be provided in the grass parking lot and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.
6. All non-required lights for safety purposes be shut off by 10:00 p.m. daily.
7. As part of the tree removal permit for the 25 and 27-inch oaks, double the required compensation shall be required, at four six-inch canopy trees, subject to Urban Forestry approval and shall be planted at least 15-feet from the southern property line wall/fence.

background

The applicant, Houseman Architecture, on behalf of the Winter Park Racquet Club (WPRC), is requesting Conditional Use approval to demolish the existing 5,421-square foot, two-story building located at the front of the WPRC property, located at 2011/2111 Via Tuscany, in order to construct a new 6,300-square-foot, one-story building and additional parking. The property

is zoned Parks and Recreation (PR), where private clubs such as the WPRC are permitted only as Conditional Uses. When this property was rezoned from Single-Family (R-1AA) to PR in 2015, it was stated that the building would be used for offices, tennis pro shop and storage, and any changes would require a subsequent Conditional Use approval. Accordingly, the proposed modification to their campus/master plan requires approval of a Conditional Use request.

The proposed structure is intended to relocate existing facilities elsewhere housed within the WPRC property into this new building, with the exception of an added 1,200-square foot fitness center. The new building will include office space, a tennis shop, locker rooms, and the previously mentioned fitness center. The architectural style of the building is Mediterranean, which is compatible with the surrounding residences, and proposed at one-story versus the two-story existing structure, which helps reduce its massing. The building is also setback 20 feet from the southern property line.

Importantly, this Conditional Use does not propose an increase in membership, intensity of use, or hours of operation, and the WPRC will remain capped at its current membership levels. Therefore, the number of vehicle trips entering and exiting the site is expected to remain consistent with existing conditions.

To address longstanding neighborhood concerns, the applicant has incorporated significant buffering and screening measures as part of this request. The WPRC is proposing a six (6) foot acoustic sound barrier behind the eight (8) foot podocarpus hedge in front along Via Tuscany to screen the parking and buffer the noise concerns raised by the neighborhood. This sound barrier will be the same barrier used to buffer the pickleball courts that is designed to reduce noise levels in outdoor settings and is made of a dense, soundproofing composite, and unlike a solid and rigid concrete wall, it both blocks and absorbs sounds more effectively.

The WPRC held a community meeting per the city requirements and the notes from that meeting are attached. At the meeting and since the meeting, there has been discussion about the location of the building behind the parking versus in front of the parking. In terms of compatibility, the proposed building will be setback at 73 feet versus the minimum 10 required, which is roughly in line with the average of the homes that are setback 30 feet on the other side of Via Tuscany and the house to the south that is setback 130 feet from Via Tuscany due to its large lot depth. Placing the structure right at the minimum 10-foot setback, which would be necessary to fit parking behind it, would be out of character for the neighborhood. The larger setback helps reduce the massing impact of the building on the street and along with the acoustic sound barrier and podocarpus hedge, the parking will not be visible from the street. It is anticipated that during the public hearing there will be a signification discussion surrounding the location of the building in relation to Via Tuscany.

Parking:

The additional parking associated with this request is proposed at 14 paved parking spaces in front of the building and an overflow pervious lot that can accommodate 23 parking spaces when parked at the typical nine-feet by 18-feet wide spaces, but if used for valet, can accommodate additional cars. This could reasonably be 10 additional cars, taking it to 33 spaces. As shown in the attached aerial images, this is how this grassed area is being used

today, so the only change will be the paved access drive. This additional parking is aimed at alleviating street parking pressure surrounding the WPRC and improve circulation. Operating hours are limited to 7:00 a.m. to 8:00 p.m. daily, which is consistent with the city's noise Ordinance for construction. Staff is proposing a condition to limit the access point on Via Tuscany to be an entrance only point, versus the full access (entrance and exit) proposed by the application, to keep the same configuration today with all the existing traffic on the main entrance point on Tom Gurney Drive, to not create a new exit for traffic.

Lighting:

In terms of lighting, staff is proposing a condition that any new parking lot lighting shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights. Bollard lighting shall be designed and located to provide adequate illumination for safety while minimizing light spill, glare, and impacts on adjacent properties, shall comply with the City's standards for intensity, cutoff, and uniformity. Also, no new lighting is proposed in the grassed parking area.

Tree Preservation:

The project is proposing to remove a 25-inch oak tree that is within the building pad and a 27-inch oak that is in the southeast area of the property that Urban Forestry has determined both can be approved for removal due to their condition and lack of vigor. However, in return, staff is proposing a condition that they plant double the required compensation for removal of these trees, which would be four six-inch canopy trees.

Stormwater:

The stormwater requirements will be held in the existing dry retention pond to the west/behind the building, which will be modified to accommodate the additional drainage created by this project to meet the city requirements and St. Johns River Water Management District (SJRWMD) requirements.

Summary:

Staff finds that the request is consistent with the intent of the PR zoning district, aims at maintaining the character of the neighborhood, and provides community benefits by improving aesthetics, parking, and buffering without expanding membership or use intensity than what exists today.

Overall, the staff recommendation is for approval of this request with several conditions to help mitigate neighborhood concerns:

1. The southern curb-cut on Via Tuscany shall be modified to an entrance-only access.
2. The eight (8) foot podocarpus hedge shall be maintained and replaced as needed along the Via Tuscany frontage along with a six (6) foot acoustic barrier behind the hedge.
3. WPRC shall not increase its membership as part of this request.
4. Hours of operation of the new building be limited to 7:00 a.m. to 8:00 p.m. daily, including deliveries.
5. No new lighting be provided in the grass parking lot and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.

6. All non-required lights for safety purposes be shut off by 10:00 p.m. daily.
7. As part of the tree removal permit for the 25 and 27-inch oaks, double the required compensation shall be required, at four six-inch canopy trees, subject to Urban Forestry approval and shall be planted at least 15-feet from the southern property line wall/fence.

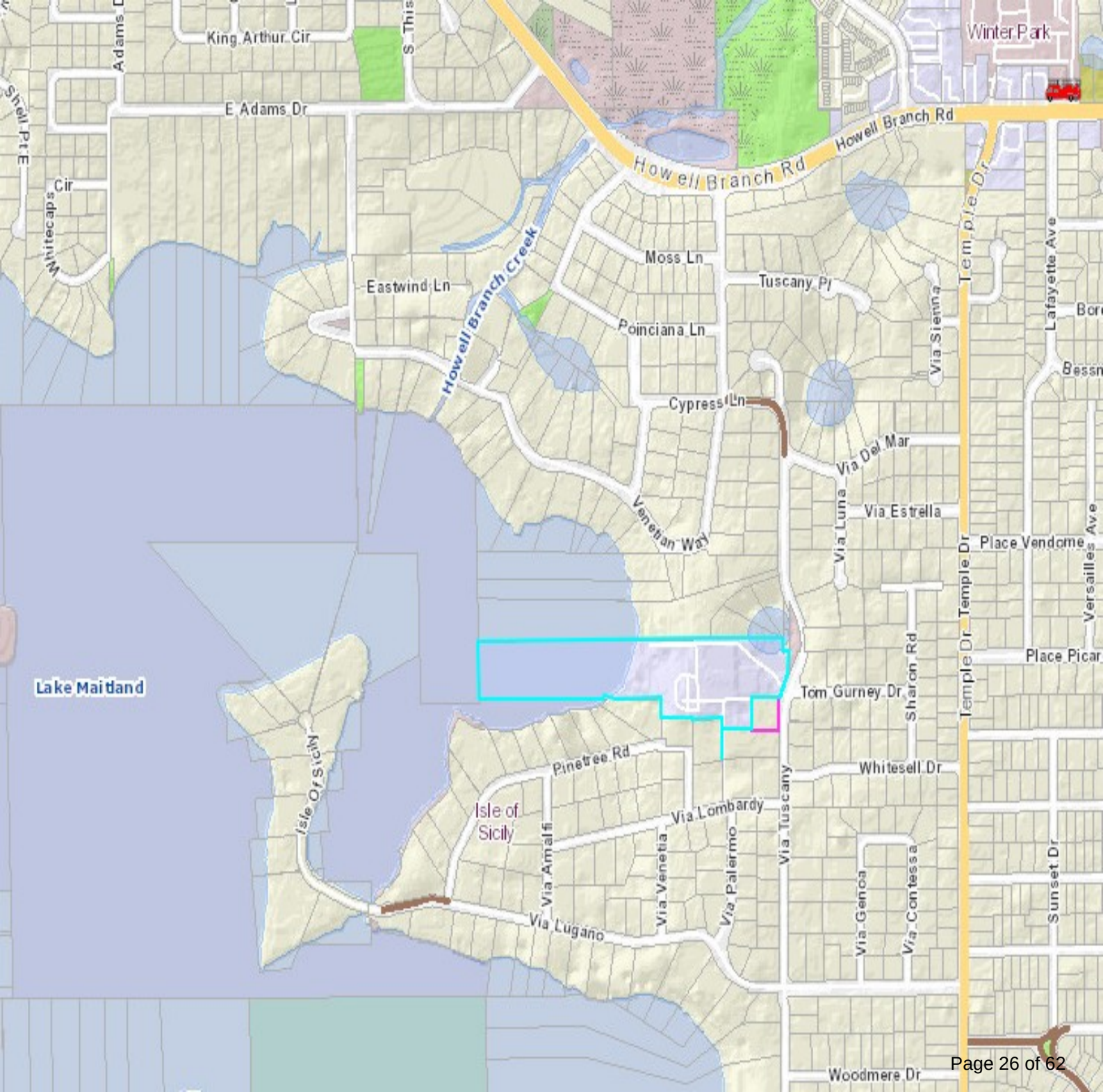
alternatives | other considerations

fiscal impact

attachments

1. Aerial Map
2. Location Map
3. WPRC Conditional Use Submission 080425
4. Acustifence model
5. Comm Meeting Notice
6. WPRC Community Meeting Minutes.72425
7. Existing conditions aerial
8. Existing conditions 4
9. Existing conditions 5
10. Existing conditions 6
11. Neighbor letter - Winter Park Racquet Club Development Project
12. [EXTERNAL] WP Racquet Club
13. [EXTERNAL] WPRC Conditional Use Permit for 2011 Via Tuscany







**CITY OF WINTER PARK
APPLICATION FOR CONDITIONAL USE**

CU # _____

FEE PAID
ck # _____
amt. \$ _____
date _____

General Instructions: To request approval of a Conditional Use, complete this application and submit it to the Planning Department along with a fee of \$500 for applications with 500 ft notice requirement, \$1,000 for applications with 1,500 ft notice requirement, and \$6,000 for applications with city-wide notice requirement, and any additional information necessary to be presented for the public hearings before the Planning and Zoning Board and City Commission. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud. Additional information for Conditional Use requirements can be found in Chapter 58-90 of the City's Land Development Code.

I. <u>APPLICANT</u>		<u>OWNER</u>
Name	<u>Michael Houseman - Houseman Architecture</u>	<u>Winter Park Racquet Club</u>
Address	<u>1201 S Orlando Ave, Suite 201</u>	<u>2111 Via Tuscany</u>
	<u>Winter Park, FL 32789</u>	<u>Winter Park, FL 32789</u>
Phone	<u>321-972-8446</u>	<u>(407)644-2226</u>
Email Address:	<u>mikeh@housemanarchitecture.com</u>	Email Address <u>ian.munroe@wprc.net</u>

Is the property under contract for purchase or lease? ☐ Yes ☒ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval? ☐ Yes ☒ No

II. PROPERTY

Street Address: 2011 Via Tuscany Winter Park, FL 32789

Zoning Classification: OS Comprehensive Plan Future Land Use Designation: PR

PARCEL # 32-21-30-0000-00-021 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application:

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE(S) 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1

III. CONDITIONAL USE REQUESTED: The applicant requests Conditional Use Approval for:

Construction of a new one-story building

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ☐ the owner of the property described herein
☐ a party to an agreement for purchase or lease of this property
☒ an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE

08/01/25

DATE

8/1/25

Appendix B: AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN WINTER PARK, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Winter Park Racquet Club, AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,
2111 Via Tuscany Winter Park, FL 32789, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
AGENT (PRINT AGENT'S NAME), Michael Houseman, TO EXECUTE ANY PETITIONS OR
OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY
DESCRIBED AS FOLLOWS, Conditional Use Permit for New 6,200 SF Tuscany House Clubhouse, AND TO APPEAR ON MY/OUR
BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND
TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 8/1/25

[Signature]
Signature of Property Owner

Ian Munroe GM/COO
Print Name Property Owner

Date: 8/1/25

[Signature]
Signature of Property Owner

Ian Munroe GM/COO
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 1st day of August,
2025 by Ian Munroe. He/she is personally known to me or has produced
FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of
August, in the year 2025.



ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

[Signature]
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 5/27/28

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 32-21-30-0000-00-021

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 0, PAGE(S) 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE
ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE
ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP
OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE
SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.



Project Narrative for Permitting Submission

This proposed project reflects a carefully planned and context-sensitive improvement to the existing property, designed to enhance both the functional use and aesthetic value of the site while remaining respectful to the surrounding neighborhood. The new structure will maintain approximately the same square footage as the current home on the property but will be designed with significantly improved architectural appeal. The style and materials have been thoughtfully selected to complement the existing residential character of the area, blending seamlessly with the neighborhood's visual language. The style will add cohesion to the rest of the Club buildings, including the original clubhouse which was designed by Gamble Rodgers. It will also mimic the aesthetics of neighboring homes, and the intent is for people driving by to assume that it is a residence that has been here all along.

Scope of Improvements and Use

The Winter Park Racquet Club is on a Membership Waitlist and is not accepting new Members. This project is in no way intended to allow us to add more Members, now or in the future. Importantly, this project does not represent an expansion of services or intensity of use. The only new amenity being added is a modest 1,200-square-foot fitness center. All other features are either reuses or repositioning of existing amenities already present on the property. This ensures that the scale and nature of activity remain consistent with current levels. Additionally, the Winter Park Racquet Club remains capped at its current membership. No new memberships will be added as a result of this project, ensuring there will be no increase in volume, traffic, or neighborhood impact stemming from the improvements.

Operating Hours and Community Impact

The facility will operate daily from 7:00 a.m. to 8:00 p.m., limiting all activities to daylight and early evening hours. This schedule ensures the project will not introduce any nighttime disturbance to the surrounding residential properties. Even during peak periods, site activity is expected to remain modest, with a maximum of 15 individuals on-site at any one time, including approximately 7 employees. This ensures a quiet and unobtrusive presence within the neighborhood. The Club held numerous town hall meetings with Members to gather feedback about the proposed plan. Originally the design had soft seating areas on Via Tuscany, but was removed in later renderings out of consideration for the neighbors and membership and the building itself was moved back off Via Tuscany even further to accommodate neighbor concerns.

Parking and Street Relief

The project will add 40 new, 9x18', well-screened parking spaces on site, significantly reducing the need for street parking in the adjacent neighborhood. This addition represents a clear benefit to the community by improving traffic circulation and pedestrian safety. During peak usage, an additional overflow gravel lot, delineated with low-profile wheel stops (but unstriped), will be available and allow us to park additional vehicles on-site and utilize valet services during events.

Landscaping and Visual Buffering

A strong emphasis is being placed on tasteful and effective landscaping to ensure the project enhances the streetscape. An 8- to 10-foot-tall podocarpus hedge and tasteful landscaping will be installed along the front sidewalk, creating a dense, attractive screen that will block views into the parking areas from the street. The current property has a semi-circular driveway with 2 curb cuts that allow visibility into the property from the street. One of these will be removed from the new site, further shading street views. Overall, the landscaping will serve both aesthetic and privacy functions and will align with the upscale character of the surrounding homes. No member activity will take place near the street, further reinforcing the separation between the facility and neighboring residences.

Lighting and Safety Considerations

All new exterior lighting—particularly for the parking areas—will be fully shielded and directed downward, preventing light spillage into adjacent properties. We currently have 2 light poles in the area, and any additional lighting will be directed downward and have shades to eliminate any light spillage. The lighting will be sufficient to ensure safe navigation for vehicles and pedestrians, while preserving the nighttime ambiance of the neighborhood.

Final Thoughts

The WPRC has a stellar reputation for being good neighbors and accommodating the neighborhood and retaining the communal feel of the area. We have taken major measures to ensure that the construction phase will be as least disruptive as possible. We have given the key leaders phone numbers to neighbors so they can call immediately with any concerns so that we may solve them quickly. We hired the leading project management firm, PMA, to assist us with this project, both for their professional credentials and for their reputation of managing high-profile projects with minimal community disruption. They are as committed as we are to ensuring this is a positive experience for all that will benefit the Club and the neighborhood at large.

Winter Park Racquet Club Tuscany Center



Conceptual Site Plan

Winter Park, FL

HOUSEMAN
ARCHITECTURE



Winter Park Racquet Club Tuscan Center

Via Tuscan Entrance



Total Square Footage: 6,300 sf



Conceptual Floor Plan

Winter Park, FL

Winter Park Racquet Club Tuscany Center



Elevation Facing Via Tuscany

Winter Park, FL

HOUSEMAN
ARCHITECTURE



Winter Park Racquet Club Tuscany Center



View from Via Tuscany

Winter Park, FL

HOUSEMAN
ARCHITECTURE



Winter Park Racquet Club Tuscany Center

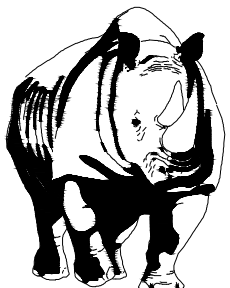
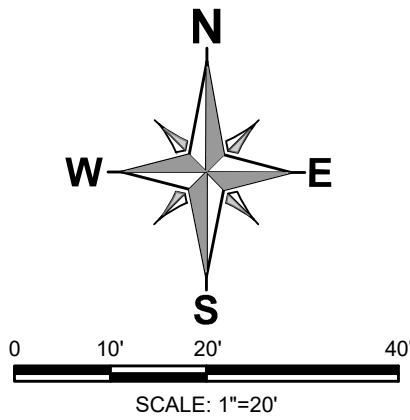


View from the West

Winter Park, FL

HOUSEMAN
ARCHITECTURE



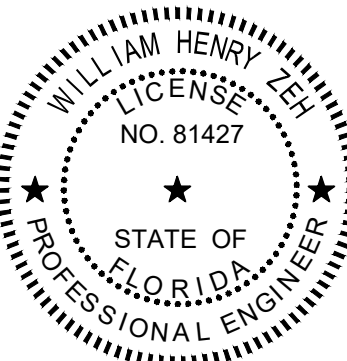


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

CU SITE PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

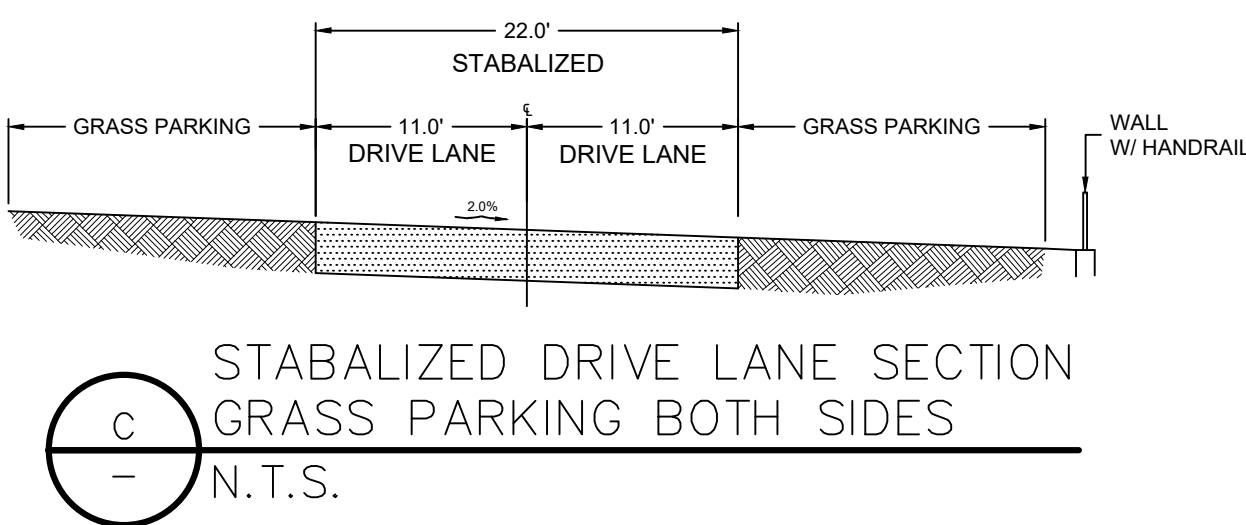
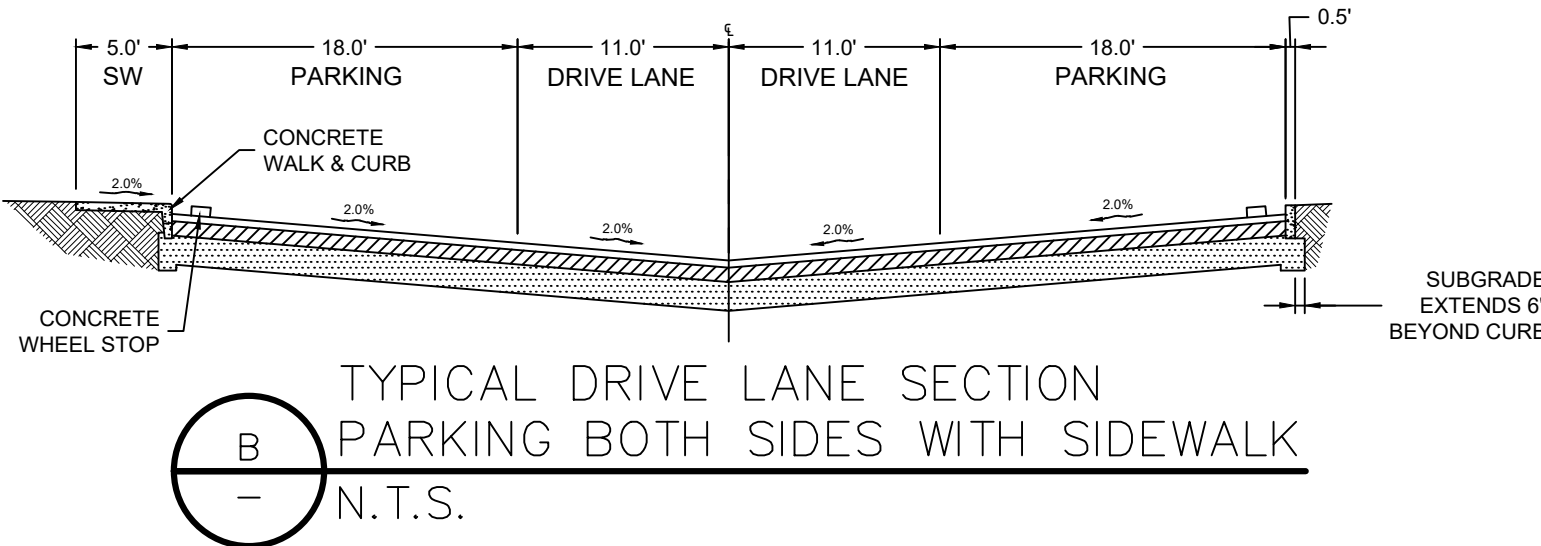
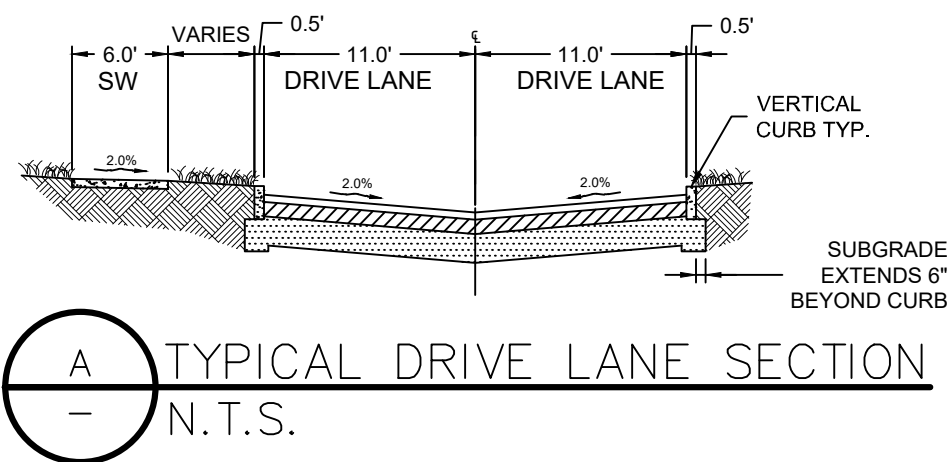
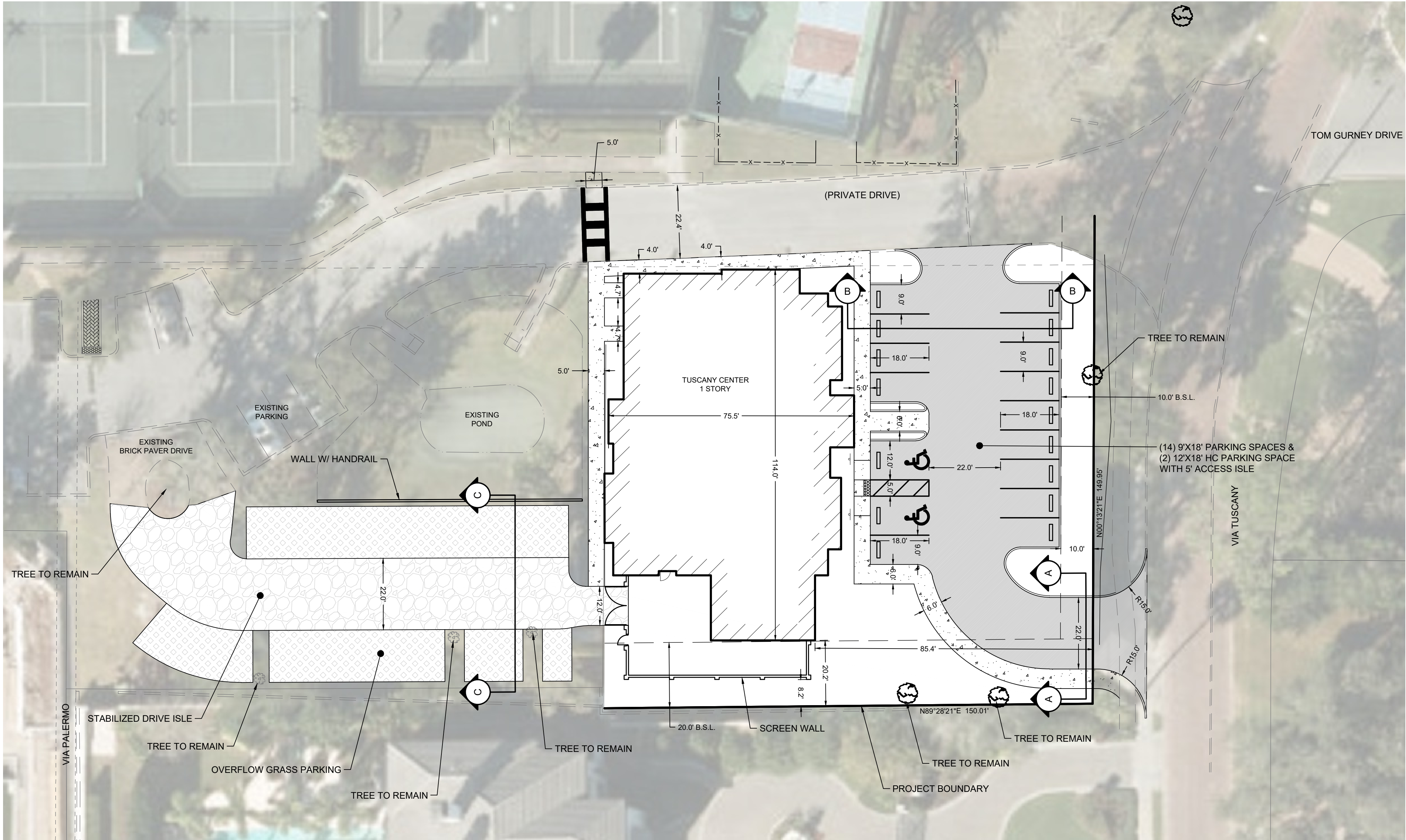
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
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7		
8		
9		
10		
11		



This item has been digitally signed and sealed by William Henry Zeh, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
ENGINEER OF RECORD

JOB # 250024
DATE: 08/04/2025
DATUM: NAVD 88
DESIGNED BY: WHZ
DRAWN BY: PAB
APPROVED BY: WHZ

C100



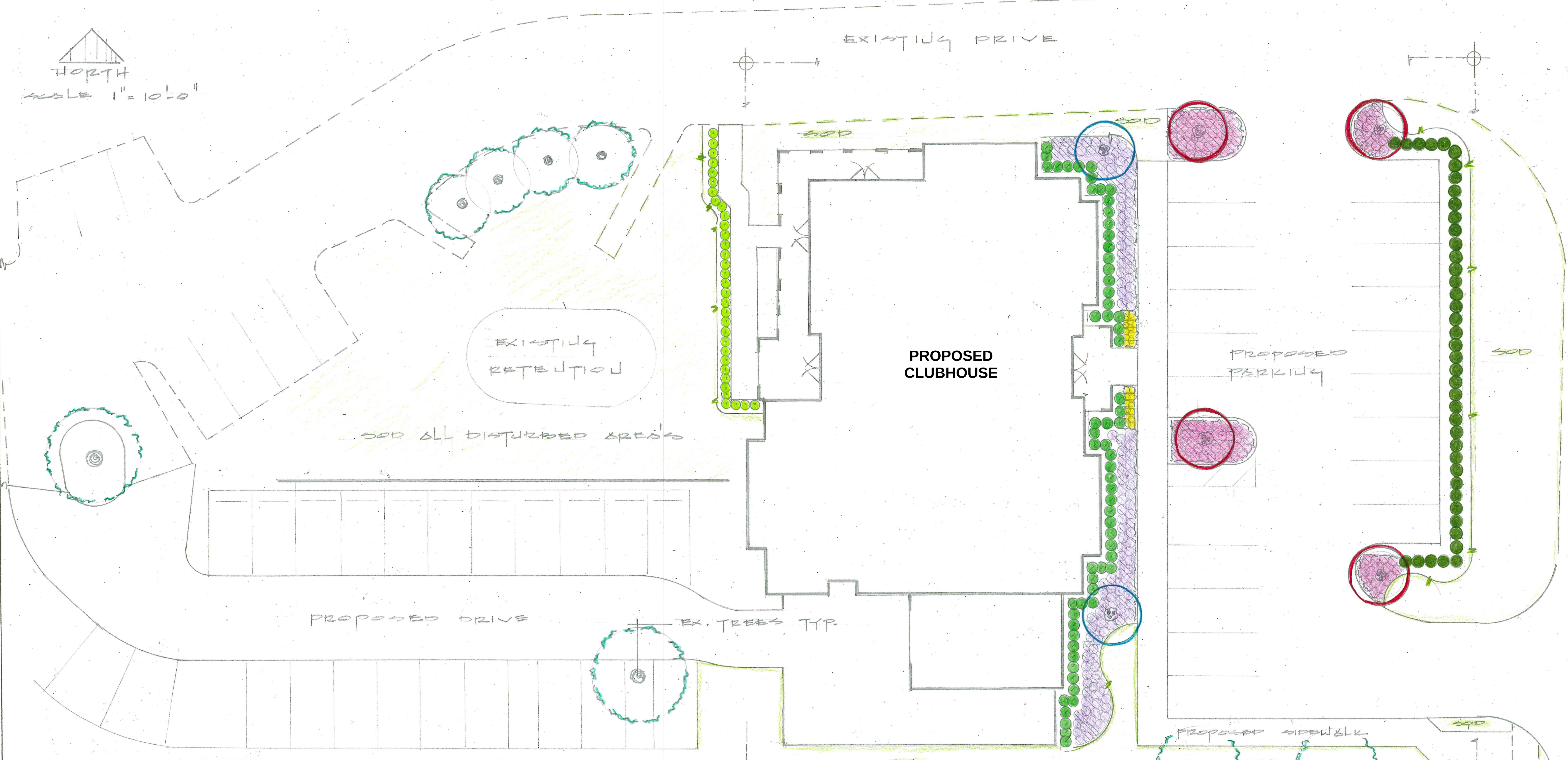
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of GARTH A. SCHWEIZER, LANDSCAPE ARCHITECT, a division of ANTHOLOGIA, INC. and were created, evolved and developed for the use on and connection with this specific project.



GARTH A.
SCHWEIZER
LANDSCAPE
ARCHITECT
anthologia inc

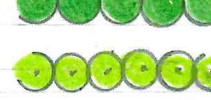
LANDSCAPE DESIGN / CONTRACTING
PO BOX 47266 • LAKE MONROE, FLORIDA 3247 • FAX (407) 321-0794
LICENSE NO. LC000365 EMAIL: garsch@aol.com

NORTH
SCALE 1"=10'-0"



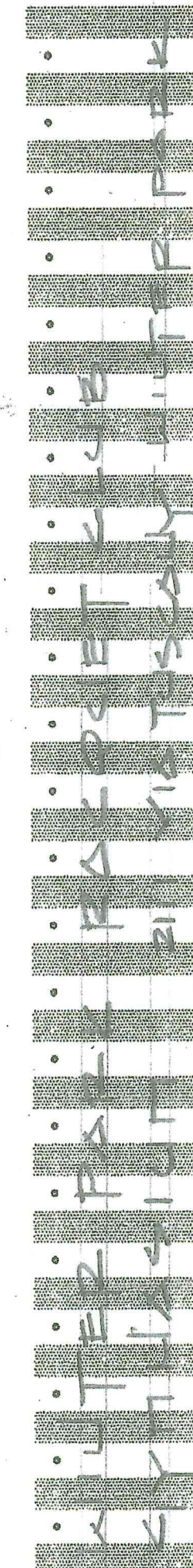
PLANT MATERIAL LEGEND

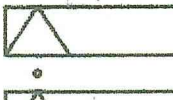
QTY. KEY DESCRIPTION

2		BURFORDII HOLLY TREE	8'-10' HT MULTI TRUNKS
4		GRAPE MYRTLE "LATCHER"	6'-8' HT MULTI TRUNKS
42		PODOCARPUS SURBURGII	30 G&L 5'-6' HT 20" O.C.
66		BURFORDII HOLLY	7 G&L 24"-30" HT. 23" O.C.
30		PODOCARPUS SURBURGII	3 G&L 18"-24" HT. 18"-20" O.C.
135		LOPOPETALUM "CHOCOLATE"	3 G&L 14"-16" HT 20-24" O.C.
120		LIRIOPE MUSCARI	1 G&L FILL TO TOP 20"-24" O.C.
24		SHRUBS	8" pots "CORONAL" 12"-16" O.C.

NOTES: ALL LANDSCAPE AREAS 100% AUTOMATIC IRRIGATION
ALL SOD AREAS ST. AUGUSTINE SOD "FLORATAM"
ALL PLANTING BEDS TO RECEIVE 2" MIN. MULCH

LANDSCAPE PLAN



				
SHEET NUMBER				





July 11th, 2025

To: Planning and Zoning Department
City of Winter Park
401 S. Park Ave.
Winter Park, FL, 32789

From: Winter Park Racquet Club
Ian Munroe: GM/COO
2111 Via Tuscany
Winter Park, FL, 32789
770-361-3541
ian.munroe@wprc.net

RE: Proof of Community Engagement Meeting Letters

Planning and Zoning Department,

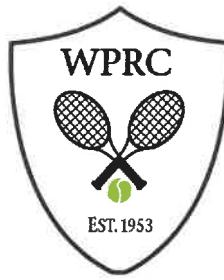
WPRC mailed certified letters on July 9th, 2025 to all homes that fall into the 500 foot radius from the proposed project site at the Winter Park Racquet Club, 2111 Via Tuscany, Winter Park, FL, 32789, inviting them to attend the required Community Engagement Meeting on July 24th, 2025 at 6:00pm at the Club.

Enclosed is a copy of the letter, a list of all addresses that they were sent to, and physical proof of the mailing and date.

Please let me know once this is received and if there is anything further that you need from me.

Best,

Ian Munroe, CCM
General Manager/Chief Operating Officer
Winter Park Racquet Club



NOTICE OF COMMUNITY ENGAGEMENT MEETING

Re: Proposed Development at 2111 Via Tuscany, Winter Park, FL

Dear Property Owner,

You are receiving this notice because you own property within 500 feet of the site of a proposed development project located at 2111 Via Tuscany, Winter Park, FL. In accordance with City of Winter Park Ordinance 3301-24, we are hosting a Community Engagement Meeting to discuss the details of the proposed project and provide you an opportunity to share feedback. This meeting is intended only for those whose property falls within the 500 ft. requirement and is not open for further invitation of others.

Meeting Details:

Date: Thursday, July 24th, 2025

Time: 6:00pm

Location: Winter Park Racquet Club – Main Clubhouse – 2111 Via Tuscany, Winter Park, FL, 32789

SEND RSVP TO COMMUNICATIONS@WPRC.NET NO LATER THAN TUESDAY JULY 22ND, 2025

The proposed project involves the construction of a new Club building on the existing Tuscany House plot that will be used for offices, a small internal fitness area, and pro shop. The new building totals approx. 6,200 sq ft and will blend Spanish Colonial style of the Club and adjacent properties, tying in the neighborhood aesthetic.

A site plan and elevations will be available for review during the meeting.

If you have questions prior to the meeting, please contact:

Rob Carter

561-261-2964

We welcome your participation and look forward to your input.

Sincerely,

The Winter Park Racquet Club, Inc.

(A copy of this notice and evidence of mailing will be submitted to the City's Planning & Zoning Department as required by ordinance.)

Winter Park Racquet Club | 2111 Via Tuscany, Winter Park, FL, 32789

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

GERAMI SOHRAB TR
10 ISLE OF SICILY
WINTER PARK, FL 32789

KILPATRICK BETTIE
2209 PIEDMONT ST
ORLANDO, FL 32805

STARR GAIL
STARR LOREN
2218 VIA TUSCANY
WINTER PARK, FL 32789

MORGAN KATHERINE KELLY
2220 VIA TUSCANY
WINTER PARK, FL 32789

ALLEN DAVID P
ALLEN KATHLEEN S
2134 VENETIAN WAY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

TROCCOLI MATTHEW
TROCCOLI KIMIA
2994 LINCROFT AVE
ORLANDO, FL 32814

COCHRAN DANIEL
COCHRAN JAMIE
2208 VIA LUNA
WINTER PARK, FL 32789

AHL RICHARD A JR
AHL WENDY W
2204 VIA TUSCANY
WINTER PARK, FL 32789

PAPPAS PETER ANASTASIOS
PAPPAS LAURA
955 N ORLANDO AVE | APT 510
MAITLAND, FL 32751

GREENBERG SCOTT A
GREENBERG MARCI K
2050 VIA TUSCANY
WINTER PARK, FL 32789

WALKER WESLEY ROBERT
WALKER SUSANNE THALER
1120 TOM GURNEY DR
WINTER PARK, FL 32789

WILLIAMS JOSEPH F JR
WILLIAMS JULIA B
1140 TOM GURNEY DR
WINTER PARK, FL 32789

NIGHT J MICHAEL
NIGHT VICTORIA J
127 W FAIRBANKS AVE #508
WINTER PARK, FL 32789

AVILUCEA FRANK R
1180 TOM GURNEY DR
WINTER PARK, FL 32789

BARNHART CHRISTINE A
1161 WHITESELL DR
WINTER PARK, FL 32789

LAMBERT WILLIAM A
LAMBERT JANET L
1141 WHITESELL DR
WINTER PARK, FL 32789

RICHARD T MILLER REVOCABLE TRUST
1121 WHITESELL DR
WINTER PARK, FL 32789

OGILVIE CHARLES H JR LIFE ESTATE
OGILVIE IONE C LIFE ESTATE
2002 VIA TUSCANY
WINTER PARK, FL 32789

MELTZ SCOTT I LIFE ESTATE
MELTZ DIANE D LIFE ESTATE
1120 WHITESELL DR
WINTER PARK, FL 32789

MILLSON FAMILY REVOCABLE TRUST
1140 WHITESELL DR
WINTER PARK, FL 32789

DARRAH JIRAPA
250 S PARK AVE STE 410
WINTER PARK, FL 32789

KNIGHT JAMES MATTHEW
KNIGHT MARISSA J W
2100 VIA TUSCANY
WINTER PARK, FL 32789

VERVERIS JOHN JAMES
VERVERIS NATALIE ANN
1137 TOM GURNEY DR
WINTER PARK, FL 32789

EISENACHER LISA M
EISENACHER HAROLD L
1157 TOM GURNEY DR
WINTER PARK, FL 32789

HOEKSEMA SUSAN A TR
1177 TOM GURNEY DR
WINTER PARK, FL 32789

AGRC LLC
521 S PHELPS AVE
WINTER PARK, FL 32789

HELTON RICHARD K
HELTON MICHAEL G
2145 VENETIAN WAY
WINTER PARK, FL 32789

KEIRAN JOSEPH M TR
KIERAN VICTORIA F TR
2113 VENETIAN WAY
WINTER PARK, FL 32789

SERRAO EGBERT JOHN
SERRAO LARISSA REVELLE
2112 VENETIAN WAY
WINTER PARK, FL 32789

COHEN-NEAMIE DANIEL D
KOVACS ESTHER
PO BOX 940867
MAITLAND, FL 32794

TIGHT THOMAS N II
TIGHT KRISTEN THURBON
2072 VENETIAN WAY
WINTER PARK, FL 32789

KNUDSEN JESPER F
MCCULLOCH CATHERINE E
2064 VENETIAN WAY
WINTER PARK, FL 32789

JE TAYLOR FAMILY REVOCABLE TRUST
2056 VENETIAN WAY
WINTER PARK, FL 32789

GREENBERG JOEL D
GREENBERG CAROLYN
2048 VENETIAN WAY
WINTER PARK, FL 32789

MATHEW D STEINBERG REVOCABLE TF
2040 VENETIAN WAY
WINTER PARK, FL 32789

FRAXEDAS JASON
FRAXEDAS ASHLEY
1201 SHARON PL
WINTER PARK, FL 32789

RICHARDSON MATTHEW
RICHARDSON LAUREN
700 PINETREE RD
WINTER PARK, FL 32789

VAN DINGENEN DONALD
VAN DINGENEN NADEZHDA A
1800 VIA AMALFI
WINTER PARK, FL 32789

GUZMAN-ARRIETA EDGAR DAVID LIFE E
REM: THE EDGAR DAVID GUZMAN ARRI
650 PINETREE RD
WINTER PARK, FL 32789

GONZALEZ-PADILLA VIVIAN
PADILLA DANIEL
1620 ONECO AVE
WINTER PARK, FL 32789

MARQUITTA PALLANDENO AND DONALI
140 KILARNEY BAY CT
WINTER PARK, FL 32789

GARCIA ESTEBAN F
SOTOROSA ITZEL
1807 VIA AMALFI
WINTER PARK, FL 32789

CAVANAUGH THOMAS LIFE ESTATE
REM: CAVANAUGH FAMILY TRUST 2001
771 PINETREE RD
WINTER PARK, FL 32789

MICHAEL J HOEKSEMA REVOCABLE TR
761 PINETREE RD
WINTER PARK, FL 32789

HEAVENER JAMES W
HEAVENER CHRISTIE C
3300 UNIVERSITY BLVD STE 218
WINTER PARK, FL 32792

FIELDS RANDOLPH H
FIELDS SUSAN J
711 PINETREE RD
WINTER PARK, FL 32789

DICLEMENTE STEVEN T
DICLEMENTE AMY B
651 PINETREE RD
WINTER PARK, FL 32789

OCONNOR JOHN G
OCONNOR LOURDES B
2120 VENETIAN WAY
WINTER PARK, FL 32789

MILLER STEVEN P
MILLER KATHLEEN L
2203 VIA TUSCANY
WINTER PARK, FL 32789

KEENE FAMILY TRUST
2185 VIA TUSCANY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB INC
2111 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
2150 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

MARCELO CAVACA MARQUES REVOCA
2225 VIA TUSCANY
WINTER PARK, FL 32789

JUAN L GOMEZ M D AND CARMEN BOUI
1790 VIA VENETIA
WINTER PARK, FL 32789

SHAH NIRMAL
SHAH RACHNA N
785 VIA LOMBARDY
WINTER PARK, FL 32789

BLACK WILLIAM H JR
BLACK KATHLEEN A
PO BOX 1132
WINTER PARK, FL 32790

BRIAN WHEELER REVOCABLE TRUST
731 VIA LOMBARDY
WINTER PARK, FL 32789

ABDUL FIRAS S
RODRIGUEZ CARMEN
730 PINETREE RD
WINTER PARK, FL 32789

NISSAN ERIC B
NISSAN WENDY E
750 PINETREE RD
WINTER PARK, FL 32789

HO EDWARD S
HO JENNIFER
780 PINETREE RD
WINTER PARK, FL 32789

CAROLINE B MARSHALL TRUST
641 PINETREE RD
WINTER PARK, FL 32789

JANICE G PARKER QUALIFIED PERSON.
1845 PINETREE RD
WINTER PARK, FL 32789

DORE ERIC
1821 PINETREE RD
WINTER PARK, FL 32789

KHOSRWOZADEH NEDA
KHOSROWZADEH DAVID
1761 PINETREE RD
WINTER PARK, FL 32789

ROSARIO MISAEL
ROSARIO JEAN JAMIESON
801 PINETREE RD
WINTER PARK, FL 32789

JONES ERNEST EMERSON
DHEUREUX-JONES ANN MARIE
2340 SHADOWLAND LOOP
WINTER PARK, FL 32792

DIVERSIFIED LAND CORP INC
PO BOX 1540
WINTER PARK, FL 32790

PETERSEN BRADLEY H JR LIFE ESTATE
REM: PETERSEN JR FAMILY TRUST
1841 VIA TUSCANY
WINTER PARK, FL 32789

REDLING JOSEPH M
HOTARD MARIE T
1811 VIA TUSCANY
WINTER PARK, FL 32789

RONCSKA ROBERT A
RONCSKA STEPHANIE A
1800 VIA PALERMO
WINTER PARK, FL 32789

LANZA SALVADOR LIFE ESTATE
LANZA SUSAN LIFE ESTATE
1810 VIA PALERMO
WINTER PARK, FL 32789

BILLIE DINGMAN AZARNIA TRUST
1621 VIA TUSCANY
WINTER PARK, FL 32789

CARROLL GEORGE W
CARROLL BARBARA COLETTE
860 VIA LOMBARDY
WINTER PARK, FL 32789

DAISY V MANSBACH REVOCABLE TRUS
840 VIA LOMBARDY
WINTER PARK, FL 32789

SIMAAAN MARWAN
SIMAAAN RITA
1789 VIA PALERMO
WINTER PARK, FL 32789

NICHOLAS T CURTIS TRUST 85% INT
PAMELA A GENNARELLI TRUST 15% INT
1783 VIA PALERMO
WINTER PARK, FL 32789

KANE JON E
501 N ORLANDO AVE STE 313-294
WINTER PARK, FL 32789

VALENTE VINCENT G
WEIBEL CATHERINE A
1200 SHARON PL
WINTER PARK, FL 32789

ORANGE COUNTY BCC
PO BOX 1393
ORLANDO, FL 32802

THIELER FAMILY TRUST
2175 VIA TUSCANY
WINTER PARK, FL 32789

TALL REGINALD
2128 VENETIAN WAY
WINTER PARK, FL 32789

MICA JOHN L
MICA PATRICIA S
2195 VIA TUSCANY
WINTER PARK, FL 32789

REBECCA M SHANAHAN TRUST
2223 VIA TUSCANY
WINTER PARK, FL 32789

ROTHBARD ROBERT L
ROTHBARD ELIZABETH D
2000 VIA TUSCANY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

SCHULTZ KENNETH H
SCHULTZ SANDRA J
2007 VIA TUSCANY
WINTER PARK, FL 32789

BENHAM KATHLEEN M
2003 VIA TUSCANY
WINTER PARK, FL 32789

CAMPISI STEVEN
CAMPISI RACHEL
315 E NEW ENGLAND AVE UNIT 25
WINTER PARK, FL 32789

HILL ANDREW G
HILL JENNIFER A
1930 VIA VENETIA
WINTER PARK, FL 32789

CLARKSON CAROLINE ELIZABETH
HOPKINS JOHNSTON COOPER
845 VIA LOMBARDY
WINTER PARK, FL 32789

MICHEJDA ALBERT M
MICHEJDA MAIJA
820 PINETREE RD
WINTER PARK, FL 32789

FAETZ SUSAN J TR
10 VALLEY AVE
SMITHTOWN, NY 11787

ASTARITA ANTHONY
ASTARITA KAREN
790 PINETREE RD
WINTER PARK, FL 32789

TAZIOLI ROBERT J
TAZIOLI ELIZABETH S
2235 VIA TUSCANY
WINTER PARK, FL 32789

YANG DENNIS
GURNANI TINA
2229 VIA TUSCANY
WINTER PARK, FL 32789

GREENBERG DAVID S
GREENBERG YUDIT K
2144 VENETIAN WAY
WINTER PARK, FL 32789

BOTIC BRYAN
BOTIC KIMBERLY HENDERSON
2200 VENETIAN WAY
WINTER PARK, FL 32789

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WPRC COMMUNITY ENGAGEMENT MEETING

THURSDAY, JULY 24, 2025 | 6:00 PM

Meeting Start Time: 6:11 pm

Rob Carter Introductions

Needs of the Club

- Discussion of Member Survey, Master Plan
- Current needs:
 - o Parking
 - o Tuscany House structural issues; underused facility

The project was met with overwhelming support from the Membership

Initial Feedback from Members and Neighbors Discussion

- Outdoor seating will bother neighbors – addressed in modified project plan
 - o No seating on front end of property
- Setbacks from neighborhood
- View from street
- Entrance modification – no new entrance

Creating more parking spaces will get Members separated from neighborhood.

General Facilities Plan Acknowledgement

Capacity

- The project's purpose is *not* to increase membership; we are on a waitlist!
- For existing Member benefit only

Personnel for Project Address

- PMA Representative
- Houseman Architects
- Madden Engineering
- Batia Construction

All firms are local to the community to ensure they are familiar with the surrounding neighborhood.

Job Site Conditions

- Wrapped and shutdown
- Parking arranged offsite to mitigate disruption to neighborhood

Timeline

- Tear down existing Tuscan House during late September to mid-October
 - o The flattened area will provide additional parking for the Club's 2025's holiday events – gets Membership/staff out of neighborhood
- Minimize timeline

Showing of Conceptual Art of Project 6:22 pm

Re-emphasis on the importance of project creating as minimal of an impact as possible to the neighborhood. Opening the floor to questions.

Q&A 6:31 pm

A. Michejda, 820 Pine Tree Rd

- Heavy use facility on “other side of road” - concern on safety of children and Members utilizing the road
 - o Answer: Will install full stop/extreme slow inducing speed bumps; potential for actuated arm

J. Greenberg, 2048 Venetian Way

- Duration of construction project
 - o Answer: 9 months from start in January, 13 months inclusive of demolition

R. Rothbard, 2000 Via Tuscany

- Square footage and footprint
 - o Answer: 6200 sqft, inclusive of existing backyard and pool

E. Ernest-Jones, 2340 Shadowland Loop (mailing)

- Multi-phase project?
 - o Answer: the current project is the only thing that the membership has approved, and the only thing at the table
 - At some point, there may be a need to do a Clubhouse renovation

H. Eisenacher, 1157 Tom Gurney Dr

- Concern regarding the path of construction
 - o Answer: Phased - outsourcing staff parking
 - Tom Gurney will not be traversed by dump trucks and other construction vehicles (report to Board and General Manager if an issue occurs)
- Concern about drainage/water sewer
 - o Answer: Storm water kept onsite at existing pond; all new HVAC and drainage will be kept onsite and will not affect existing infrastructure

J. Rosario, 801 Pine Tree Rd

- Timing of construction trucks in the neighborhood (noise, light)
 - o Answer: Contractors will work around Winter Park’s quiet hours

K. Schultz, 2007 Via Tuscany

- Parking of construction vehicles
 - o Answer: Cut-offs to avoid light bleed
- Project's drainage to retention pond; drainage of storm water is currently an issue that impacts surrounding neighbor's property due to the current angle of the entrance
 - o Answer: Re-grading the property will address the water flow toward the retention pond; additional swells that will tie into the storm system
- Trees to be cut down?
 - o Answer: two trees will be removed; one is the one currently in front of the Tuscany House
- Positive feedback on the planned aesthetic of the facility

R. Ahl, 2204 Via Tuscany

- Potential issue with zoning variance as required by the city
 - o Answer: Project will not cause zoning issue because it is on "one lot" (part of one property)

C. Peterson, 2150 Via Tuscany

- Provided quick history lesson on the Club's property from the perspective of a neighbor who has been around for 50+ years; "Conditional Change" - permitting concern regarding the specific usage of the property; WPRC is a "Commercial enterprise"
 - o Answer from **A. Michejda**: The house was bought to be part of the Club, not as a residential, therefore it does not need to have a zoning change because its purpose was changed during its initial purchase
 - o Response by **E. Ernest-Jones**: it is better to see an improved property rather than one that is dilapidated
 - o Response by another attendee: "I don't notice the Club"; the facility does not impose on the daily life of the neighborhood

K. Black, P.O. Box 1132 (mailing address)

- The new house looks exactly like the house across the street, perfect for the neighborhood; what about the existing locker rooms?
 - o Answer: Aspirational funds, separate from project, will go toward the existing locker rooms on property

C. Greenberg, 2048 Venetian Way

- How many showers will be in the new locker room?
 - o Answer: 4 showers in new locker room
- Will the property be required to build up (elevation)?
 - o Answer: This project does not require an increase in elevation

Thieler

- Light pollution concerns regarding existing lights on tennis courts
 - o Answer: Shades on courts
- Suggestion for Oak trees to increase shade from lights
 - o Answer: Will work with Ian (Munroe, General Manager) to address a solution
- *Note: These questions are unrelated to the upcoming project*

E. Ernest-Jones, 2340 Shadowland Loop (mailing)

- “Typically, we are informed and WPRC has done a good job on doing their best to be good neighbors”; positive feedback on responsiveness regarding concerns of neighbors

C. Peterson, 2150 Via Tuscany

- Enjoyed on the whole being neighbors of the WPRC; very much dislikes the “little-by-little” expansion of the Club’s property; concern regarding seeing cars at the new parking lot from the street, in front of new Tuscany facility
 - o Answer: Hedges will block the view of the cars so that it does not impact the visual aesthetic of the neighborhood from the road

Ho, 780 Pinetree Rd

- If something goes a-wire (flooding, electric, etc.), will the immediate neighbors receive notice?
 - o Answer: Please provide Ian your contact information and he will notify you as soon as he catches wind
 - o *Note: This question was in regard to an incident unrelated to the upcoming project*

M. Night, 127 Fairbanks Ave #508 (mailing)

- Wonderful that the new house will not be two stories and an additional 40 parking spaces is wonderful
- “Personally and professionally, I’m impressed. You have done an outstanding job.”
- To **C. Peterson**: the Club adds value to the neighborhood
- Landscaping is quality - “There’s nothing I see that is a negative on this.”

L. Starr, 2218 Via Tuscany

- Capacity/activity of new fitness and locker room
 - o Answer: Most likely 4-5 persons in fitness center at one time, 2-4 persons in locker rooms at a time

Adjourned 7:10p



03-030

05-020

00-020

03-010

00-021

00-022

00-017







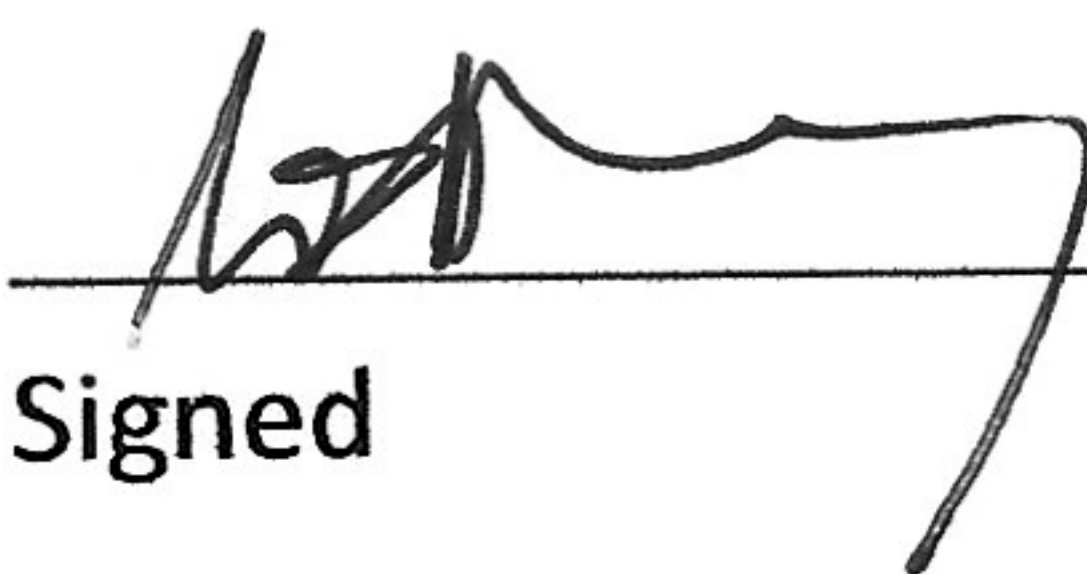
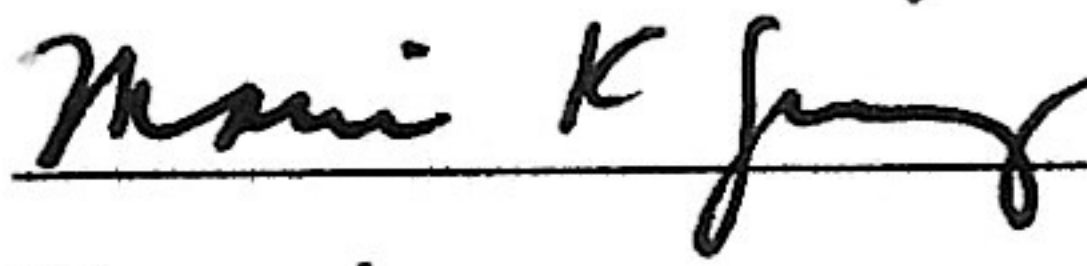
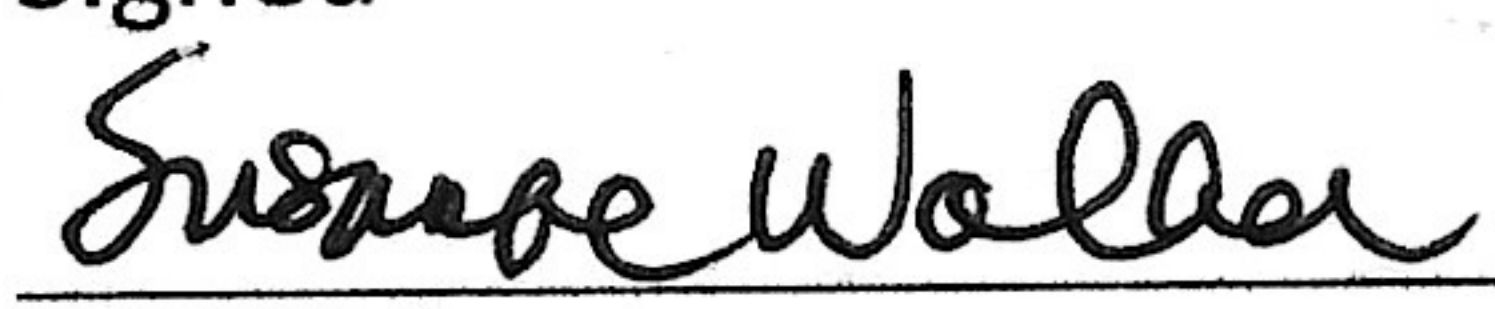
We, the undersigned, who are the owners of the residences in most immediate proximity to the Winter Park Racquet Club, voice our objections to the planned development project at 2111 Via Tuscany. The project plan is to demolish the exiting residential-appearing building and replace it with a commercial-appearing building to be used for offices, a fitness center and a pro shop. The plan sets the new structure back 30 feet further from the street than the existing house and adds a parking lot containing 14-16 spaces between the building and the street shielded from the street only by a vertical hedge.

The current house has been used by the Club as a commercial property for offices, storage and small events. However, it is now a house and as such, it does not present a significant change to the ambiance of the neighborhood. The most impactful part of the project and the item to which we most object is the placement of the parking lot in front of the building facing Via Tuscany. The parking lot will be easily viewed when walking or driving along the street. This parking lot will change the ambiance and character of this charming neighborhood. We do not wish to live across the street from a commercial building and parking lot. We are also concerned how this commercial-use property and street-facing parking lot will affect the residential property values in this area and especially our homes which are closest to this project.

We are also concerned about future use of the property should this project be approved as is. What if there is a slip and fall in the parking lot and the Club decides it needs to add better lighting to the lot on poles? What if the hedge dies and the Club decides not to replace it because of cost? While we understand this property is governed by a "continual use" clause, we do not wish to have to deal with situation once again should changes by the Club be desired.

We request that the Commission deny application for this project as it stands.

Sincerely,

	Scott Greenberg	2050 VIA TUSCANY	8/9/25
Signed	Print	Address	Date
	Marci Greenberg	2050 Via Tuscany	8/9/25
Signed	Print	Address	Date
	Susanne Walker	1120 Tom Gurney	8/9/25
Signed	Print	Address	Date

Wes Walker 1120 Tom Gurney 8/9/25

Signed

Print

Address

Date

Wendy Peterson

WENDY PETERSON

2150 VIA TUSCANY 8/11/25

Signed

Print

Address

Date

Chris Peterson

CHRIS PETERSON

2148 VIA TUSCANY
2150 VIA TUSCANY 8/12/25

Signed

Print

Address

Date

J Matthew Knight

J MATTHEW KNIGHT

2100 VIA TUSCANY 8/12/25

Signed

Print

Address

Date

Manissa Knight

MANISSA KNIGHT

2100 VIA TUSCANY 8/12/25

Signed

Print

Address

Date

John Mica

JOHN MICA

2195 VIA TUSCANY 8/16/25

Signed

Print

Address

Date

MARK MEDEI

MARK MEDEI

2036 VIA TUSCANY 08-17-25

Signed

Print

Address

Date

From: [Wendi Peterson](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] WP Racquet Club
Date: Tuesday, August 26, 2025 1:57:06 PM

Good afternoon,

I oppose the Winter Park Racquet Club's request to build a commercial structure at 2011 Via Tuscany.

- The Club began in 1953 with only ~50 families. Today it has over 500 families, a tenfold increase in intensity.
- When Winter Park annexed the property in 1983, PR zoning was intended to allow recreational use but only with strict Conditional Use oversight to protect neighbors.
- Past approvals were limited:
 - 1983 – Annexed & rezoned to PR.
 - 1997 – Expansion north (2131 Via Tuscany).
 - 2015 – 2011 Via Tuscany acquired with assurances it would remain a residence used only for offices.
 - 2017 – CUP for kitchen and pool upgrades.
- A commercial structure would erode neighborhood character, set a precedent for over-commercialization, and add traffic, parking, and noise to Via Tuscany.

Please protect our neighborhoods and deny this request.

Thank you!

Wendi Peterson
2150 Via Tuscany

From: [Chris Peterson](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] WPRC Conditional Use Permit for 2011 Via Tuscany
Date: Tuesday, August 26, 2025 1:48:16 PM

Why I Oppose Additional Conditional Use Changes at the Winter Park Racquet Club

The Winter Park Racquet Club has a long and complicated history within our city. Founded in 1953, the Club began as a small, neighborhood-based recreational facility with only about 50 family members. At that time, the property sat outside Winter Park's jurisdiction, in unincorporated Orange County. When the City annexed the property in 1983, the land was rezoned to Parks & Recreation (PR), ensuring the Club's continued operation while formally aligning zoning with its actual use.

That annexation and rezoning are critical: they legitimized a non-conforming private club in the middle of a single-family neighborhood, but they did so with safeguards. PR zoning is not a blanket authorization. By design, PR zoning requires Conditional Use Permits (CUPs) for expansions, major renovations, or increases in intensity. This oversight is meant to protect neighborhoods from incompatible impacts — traffic, noise, lighting, parking, and over-commercialization.

A History of Oversight

Over time, the City has used CUPs to balance the Club's growth with neighborhood protections:

- 1953–1983 – The Club operated in unincorporated Orange County, where it was recognized but most likely grandfathered as a legal nonconforming use. Orange County adopted formal zoning in 1957 after the creation of the WPRC. In 1966 the WPRC acquired the property now utilized for the tennis courts.
- 1983 – The City annexed the property and rezoned it PR (Ordinances 1471–1473), aligning zoning with the Club's recreational use.
- 1997 – The Club expanded northward when 2131 Via Tuscany was rezoned from R-1AAA to PR (Ordinance 2216).
- 2015 - The Club acquired 2011 Via Tuscany, a residence (R-1AAA), and assured the surrounding neighborhood that it would remain the same structure and only be used for the Club's administrative offices. Rezoning actions were paired with a Comprehensive Plan amendment, confirming the property's use as a private club office within the PR framework but coupled with a CUP limiting the use and development, with these assurances there was no neighbor opposition.

2017 – CUP approvals allowed a kitchen expansion, pool redevelopment, and related improvements, after full Planning & Zoning Board review.

Each of these steps was carefully limited and publicly vetted to ensure compatibility with surrounding homes.

Intensification of Use

What has changed most dramatically since 1953 is not just the facilities, but the intensity of use. The Racquet Club began with about 50 family members. Today, membership has swelled to over 500 families, a tenfold increase.

This exponential growth means that the same parcel of land now supports vastly more traffic, parking, noise, and activity than originally envisioned. Conditional Use review was designed precisely to prevent such intensification from overwhelming residential neighborhoods. Allowing further CUP changes that expand the footprint or commercialize the site only worsens this imbalance.

Why a Commercial Structure is Different

The current request to build a commercial structure at 2011 Via Tuscany crosses a critical line:

- Erodes Neighborhood Compatibility – Via Tuscany is a quiet, narrow residential street. More traffic and commercial activity would undermine its single-family character.
- Sets a Dangerous Precedent – Once a commercial structure is approved, it becomes easier to justify future over-commercialization of the property.
- Contradicts PR Zoning Intent – PR zoning exists for recreation and institutional uses (tennis courts, pools, clubhouses) — not for commercial development.
- Amplifies Already Intensified Use – With 500+ members, the neighborhood already bears a heavy impact. Adding commercial facilities makes an overused site even more intrusive.

The Principle at Stake

This is not just about one building. It is about whether the City honors the framework established in 1983: that the Club could remain, but only with strict conditional oversight to protect the neighborhood.

The Racquet Club has grown tenfold in membership since its founding. Its use is already far more intense than what was contemplated when the City annexed and rezoned the property. Approving a additional commercial structure now would abandon the very safeguards PR zoning was meant to uphold.

Conclusion

The Racquet Club is part of Winter Park's history, but its growth must not come at the expense of surrounding residents. With 500+ member families and the Club becoming a private

commercial resort and not a small local Club, the Club already strains the neighborhood's streets and infrastructure. Allowing a commercial structure would fundamentally alter the balance between recreation and residential character.

For these reasons, I strongly oppose any additional Conditional Use approvals for the Winter Park Racquet Club, especially the request to build a commercial structure at 2011 Via Tuscany. The City must protect its neighborhoods, preserve the intent of PR zoning, and prevent commercial encroachment in our community.

Please have the Planning Dept. staff report take into consideration my comments above, thank you.

All my best...



Chris Peterson
Hell's Bay Boatworks
1520 Chaffee Dr.
Titusville, FL 32780
321-383-8223



www.HellsBayBoatworks.com